



TOWN OF COVENTRY
DEPARTMENT OF PLANNING AND DEVELOPMENT
STAFF REPORT

Dimensional Variance	
Owner/Applicant:	John & Jessica Gelsomino
Address:	1928 Victory Highway
Plat / Lot/ Zone:	AP 310 Lot 174.1 Zone RR-5 (Rural Residential)
Existing Use:	Single-Family Dwelling
Proposed Use:	Single-Family Dwelling with Car Port
Purpose of Application:	Applicant proposes to construct a car port that will require a Dimensional Variance to be placed in the front yard.

Background

This application comes before the Zoning Board of Review as a Dimensional Variance Application. The subject property is located at 1928 Victory Highway, Coventry, RI and designated as AP 310, Lot 174.1.

Proposed Conditions

The applicant is proposing to construct a detached accessory structure, a car port, to serve an existing single-family dwelling at 1928 Victory Highway that requires a Dimensional Variance due to its placement in the front yard.

Zoning

The zoning designation for the property is RR-5 (Rural Residential). Zoning Code § 255-920 mandates that detached accessory structures must be placed in the rear yard or the side yard, if minimum side setbacks for the principle structure can be maintained.

Dimensional Variance Findings

Staff has conducted an orderly review of this Dimensional Variance application for consistency with the required standards set forth in RIGL Section 45-24-41, as follows (*state law in italics*):

1. *That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in RIGL §45-24-30(a)(16);*

FINDING: The applicant provided the following statements regarding the above hardship standard: Seeking relief due to a pre-existing foundation on the side of the house and not due to physical or economic disability of the applicant.

2. *That the hardship is not the result of any prior action of the applicant;*

FINDING: The applicant provided the following statements regarding the above hardship standard: The hardship is not the result of action of the applicant. Carport needs to be in front of garage. So, we can enter house through garage doors. Much safer. Also plow truck will be parked in it to plow all of driveway. Much more efficient.

3. *That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based;*

FINDING: The applicant provided the following statements regarding the above hardship standard: This will not alter the general character of the surrounding area.

4. *In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.*

FINDING: The applicant provided the following statements regarding the above hardship standard: Denial would be more than a mere inconvenience. My wife is an essential healthcare worker and needs to be able to get to work. The carport will be used to store snow equipment necessary to clear egress from the garage and driveway.

Staff Analysis

Without benefit of hearing any comments or discussion at the pending Zoning Board of Review meeting, staff currently have no concerns with the Dimensional Variance requests in general.